

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
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Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:**  
616 Paradise Townhomes  
Site Plan Review  
616-624 S.E. 13 Street

**Case #:** 90-R-02

**Date:**  
8/27/02

#### **Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings for review and approval prior to final DRC authorization :
  - a) Paving, Grading, and Drainage Plan
  - b) Water and Sewer Plan
3. Please indicate adequately how this owner will obtain the use of the adjacent property owner's land to provide access to three (3) units along the road labeled Asphalt Driveway ?
4. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
5. Review with planning and engineering staff the potential for sidewalk for townhomes which provides safe walking path to S.E. 13 Street. Also indicate if the walk shown on S.E. 13 Street is proposed. It appears that it doesn't exist by review of the survey.

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6. It appears that walls are designed into the required 10 X 10 Ft. clear sight triangles required along the alley intersecting with the private drives at the southeastern region of this lot.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** 616 Paradise Town homes

**Case #:** 90-R-02

**Date:** 8-21-02

**Comments:**

- 1) Flow test required
- 2) Civil plan required showing location of hydrant, fire main. FDC and DDC.
- 3) Fire sprinkler system required at permit.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Browne Pearson/616 Paradise  
Townhomes

**Case #:** 90-R-02

**Date:** August 27, 2002

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Browne Pearson/616 Paradise  
Townhomes

**Case #:** 90-R-02

**Date:** 8/27/02

**Comments:**

1. Make sure all existing trees and palms on site are shown on the plan. All Tree Preservation Ordinance requirements apply.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Browne Pearson  
Paradise Townhomes

**Case #:** 90-R-02

**Date:** August 27, 2002

**Comments:**

Request: Site Plan Level II review for five townhouses located at 616-624 SW 13 Street.

1. Provide a narrative stating how this application meets the requirements of the townhouse criteria (ULDR Section 47-18.33)
2. The survey labels one of the alleys as an asphalt driveway. Provide a corrected survey. In addition, label and dimension the alley on the site plan.
3. Discuss whether the north-south alley should be one-way only. Eighteen feet in width is needed for two-way access.
4. Discuss driveway length of Unit 5 with engineering representative.
5. Provide a three-foot pedestrian path along the north-south alley and along the fifteen-foot alley as required in ULDR Section 47-18.33.B.10.
6. Label materials and colors on all elevations.
7. Discuss with zoning representative, the location of front, side and rear setbacks. Label and dimension all setbacks on the site plan. Also, include this information in the site data table.
8. Provide a copy of the most current recorded plat and amendments, for the proposed site.
9. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Det. Caryn Cleary-  
Robitaille  
(954) 828-6419

**Project Name:** Paradise Townhomes

**Case #:** 90-R-02

**Date:** August 27, 2002

**Comments:**

The wooden fencing provides complete privacy for a potential burglar.

All units should be equipped with an intrusion detection system. A perimeter system accompanied by glass-breaking sensors are recommended.

All glass windows and doors should be made of impact resistant material in order to provide protection from hurricanes and burglaries.

Please submit comments in writing prior to DRC.

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**Division:** Zoning

**Member:** Terry Burgess  
(954) 828-5913

**Project Name:** Browne Pearson/  
616 Paradise Townhomes

**Case #:** 90-R-02

**Date:** 08/27/02

**Comments:**

1. Clearly indicate all setbacks on site plan and provide a setback data table of required and provided setbacks.
2. Provide a narrative outlining point by point compliance with Section 47-18.33.
3. Aluminum picket fence shall be setback thirty (30) inches pursuant to Section 47-19.5.
4. Dimension surface parking space of units and discuss access drive for units' garage.
5. Site data shall include two thousand (2,000) square foot per unit pursuant to Section 47-18.33.
6. Provide height from grade on north elevation side yard only similar to south elevation.
7. Additional comments may be forthcoming at the DRC meeting.